CVILLE PLANS TOGETHER

Charlottesville City Council

Charlottesville Comprehensive Plan Update

November 15, 2021

Agenda

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1. Background & Purpose
2. Process
3. Comprehensive Plan Overview
4. Future Land Use
5. Next Step: Zoning

View the full Comprehensive Plan and meeting slides here.

Appendix slides are available at the end of the presentation.

Background & Purpose

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Cville Plans Together Overview

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Updating the future vision for the city, with a focus on equity and affordability.

- **Equitable policies** actively **mitigate the disproportionate harm** faced by certain communities.
- Housing is generally considered **affordable if a household can obtain that housing for 30% or less of their income**.
  - Deep affordability requires more subsidy while other levels may be more readily supported through land use policies.

Current Step: Plan Update

Next Step: Implementation

Together, we are developing...

An **Affordable Housing Plan**, as part of the Comprehensive Plan, to create a unified strategy for housing Charlottesville's residents.

An update to the **Citywide Comprehensive Plan**, to guide the ways that the city will change and grow in the future.

An updated **Zoning Ordinance**, to ensure that development takes place in a clear and effective manner, and to work toward correcting injustice related to land use.

See the slide appendix for further discussion of equity & affordability.

Purpose of the Comp. Plan Update

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With the Comprehensive Plan update, we are…

Updating the future vision for the City

- Adding new **Guiding Principles**
  - ✓Equity & Opportunity
  - ✓Community Culture & Unity
  - ✓Local & Regional Collaboration
  - ✓Environmental Stewardship & Sustainability
  - ✓Connections & Access
- Updating the **Community Visions**, **Goals**, and **Strategies** for all topic areas (housing, transportation, environment/climate, etc.)

Supporting the Affordable Housing Plan and shaping a more equitable community

- Setting the stage for **more housing options** and **affordability** levels **throughout the city** while working to **mitigate displacement**
- **Enhancing access** to schools, parks, food access locations and community agriculture areas
- Improving transit and **multimodal transportation** options
- Building **community wealth** and economic opportunities

Preparing for community growth and change

- Allowing for the development of **more housing types** at varying scales throughout the city in order to **support housing needs, climate goals, and more**
- Recognizing the need to address **infrastructure needs** of the community, in the short and long term, along with changes to land use and housing

And more!

Housing & Affordability Needs

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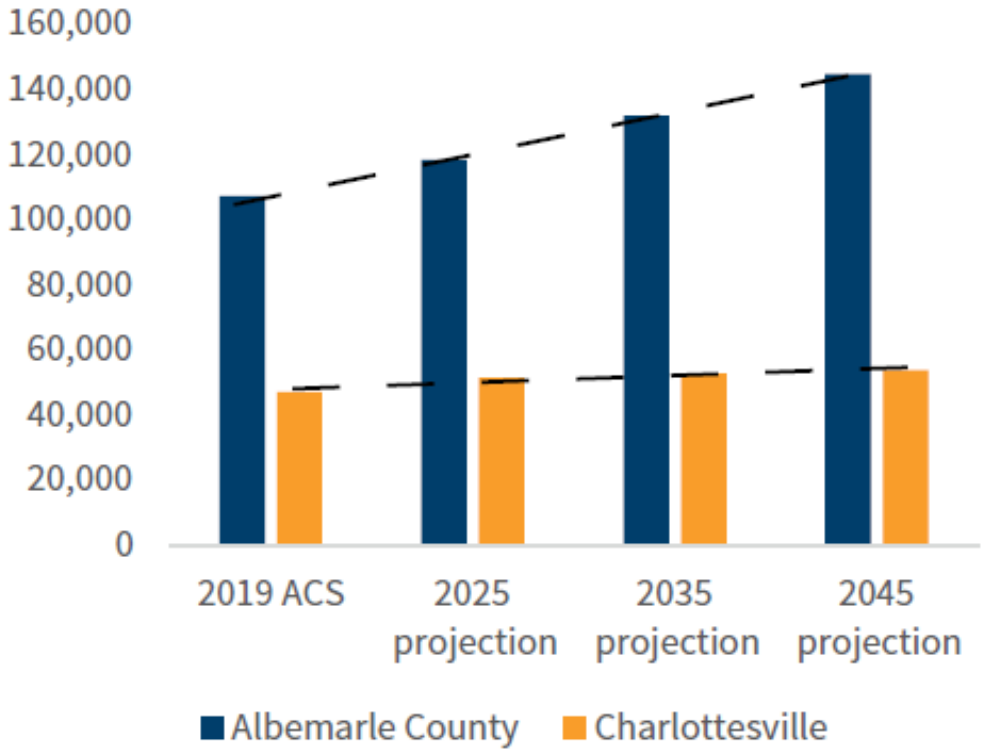
"If you look around Charlottesville, there hasn't been as much housing development, so Charlottesville population is actually not growing as quickly just the last few years and you see it picking up in Albemarle County," said Lombard. "There's kind of a budget for growth and if Charlottesville builds more housing, it grows more, if it doesn't, then it gets pushed out into the county."

- CBS19 interview with Weldon Cooper Center demographer Hamilton Lombard, Feb. 2020

- Charlottesville and Albemarle County are expected to **add 15,000 households by 2040** and the University of Virginia is growing steadily.
- **Only 30% of the city's residential-zoned land can be used for higher-density development** (above a single-family level).
  - Single-family zoning and other land use restrictions have historically been used to create and enforce racial segregation.
- **Over 2,700 renter households in Charlottesville currently pay more than 50% of their income on rent and utilities**, with most of these households earning less than $35,000 a year.



Affordable Housing Plan Overview

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Vision: The City of Charlottesville will achieve a local housing market that is healthy, high quality, affordable, and above all, equitable.

Guiding Principles:

- Racial Equity
- Regional Collaboration
- Comprehensive Approach

Major Initiatives:

- Dedicate $10M Annually to Affordable Housing
- Build Inclusive Governance at All Levels
- **Adopt Progressive and Inclusionary Zoning Reforms**

Recommendations Related To:

Funding, Governance, Land Use, Tenants' Rights, and Subsidy

Income Targeting

Income level Served	Income for Two- and Four-Person Household	Target Allocation, Percentage	Target Allocation, Over 10 Years
Up to 80% AMI	Two: $60,100 Four: $75,100	20%	$18M
Up to 60% AMI	Two: $45,120 Four: $56,340	30%	$27M
Up to 30% AMI	Two: $22,550 Four: $28,150	50%	$45M

Process

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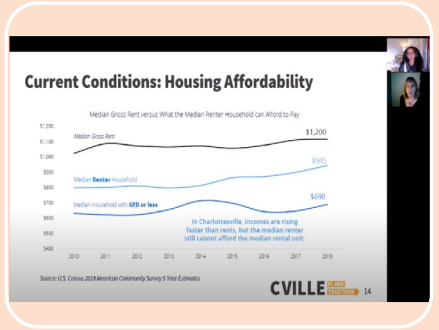
Comprehensive Plan Update Process


Current Conditions: Housing Affordability
Median Gross Rent versus What the Median Renter Household can Afford to Pay
$1,200
$945
$690
In Charlottesville, incomes are rising faster than rents, but the median renter still cannot afford the median rental unit.
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2017

Planning Commission begins Comp. Plan update

2018

Comp. Plan discussions continue

Completion of a Housing Needs Assessment

2019

Cville Plans Together Consultant Team begins work (late 2019)

2020

Steering Committee formed

Work begins on Affordable Housing Plan & Comp. Plan

2021

Completion of Affordable Housing Plan (March)

Completion of Comp. Plan updates

Three phases of community engagement (May-June 2017, July-August 2017, May 2018). Draft chapter revisions and a draft Future Land Use Map were developed.

Three phases of community engagement (May-June 2020, November-December 2020, May-June 2021).

Community Engagement Activities

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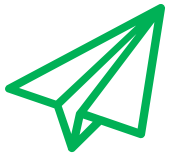
Pop-up Events

Small-group Conversations

Virtual Meetings

Steering Committee Meetings

Meetings with Neighborhood Leaders and Community Organizations



Emails & Letters

Website Comment Form

Toll-free Phone Line

Interactive Map

Surveys

Topics of Interest to the Community

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Throughout the Cville Plans Together process, we have received input from thousands of community members.

- Related to housing affordability and Future Land Use Map changes that support **increased housing options and opportunities**, we have heard:
  - **Support for more housing** that is **more affordable** to **all people**, **throughout the city**, with a focus on housing affordable to those at the lowest income levels and reducing displacement risk.
  - **Concerns** related to tree canopy, stormwater, and other environmental elements; neighborhood or historic character; and transportation safety.
- **We have also heard support for considerations related to:**
  - Neighborhood-scale **commercial** uses throughout the city.
  - **Climate change** mitigation and adaptation.
  - **Environmental protection**.
  - **Multimodal transportation**, including improved transit and increased walkability/bikeability through infrastructure and urban design.
  - Economic development and **community wealth building**.
  - **Food equity**.
  - Improved **community engagement** processes.
  - And more! This is not an exhaustive list of what we have heard. More information is available in the summary documents (in the box to right).

Read more about all community engagement activities and input from 2017-2021 here:

✓ 2018 Community Engagement Methods & Results:
- Booklet

✓ Cville Plans Together Community Engagement Summaries:
1. May-June 2020
2. Nov-Dec 2020
3. May-June 2021

Comprehensive Plan Overview

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Comprehensive Plan Overview

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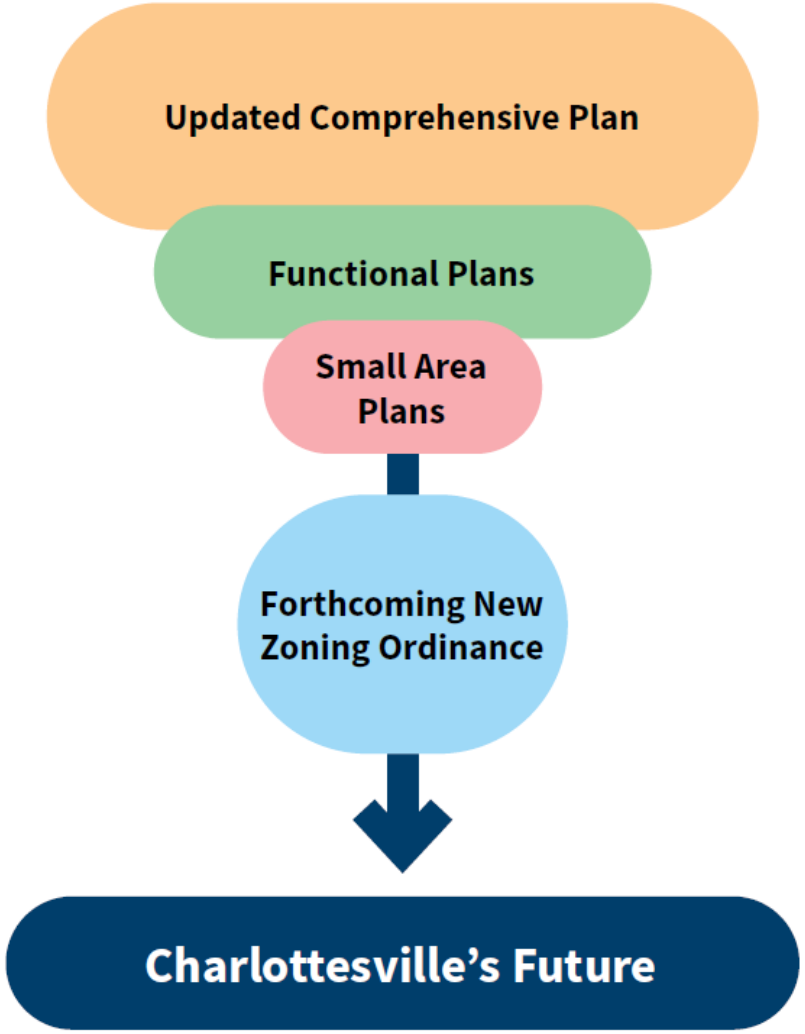
The Comprehensive Plan is a **framework for planning** in the City of Charlottesville

It is supported by **functional plans:**

- Affordable Housing Plan
- Bicycle and Pedestrian Master Plan
- Streets That Work
- Forthcoming Climate Action Plan

Also supported by **Small Area Plans**



Highlights of the Updated Plan

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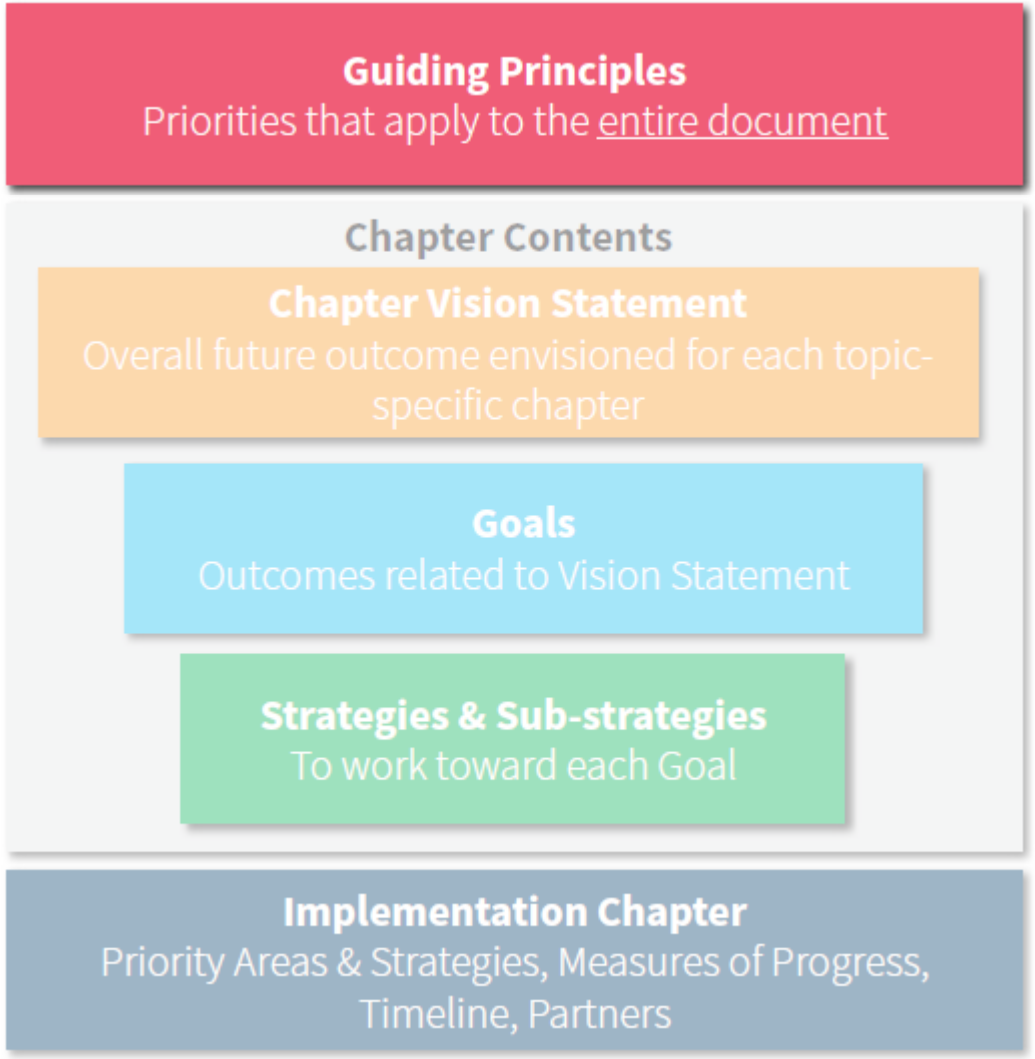
Five Guiding Principles

These are community-input-driven priorities that apply to the entire plan.

- **Equity & Opportunity**
- **Community Culture & Unity**
- **Local & Regional Collaboration**
- **Environmental Stewardship & Sustainability**
- **Connections & Access**


Guiding Principles
Priorities that apply to the entire document
Chapter Contents
Chapter Vision Statement
Overall future outcome envisioned for each topic-specific chapter
Goals
Outcomes related to Vision Statement
Strategies & Sub-strategies
To work toward each Goal
Implementation Chapter
Priority Areas & Strategies, Measures of Progress, Timeline, Partners

Structure of the Comprehensive Plan

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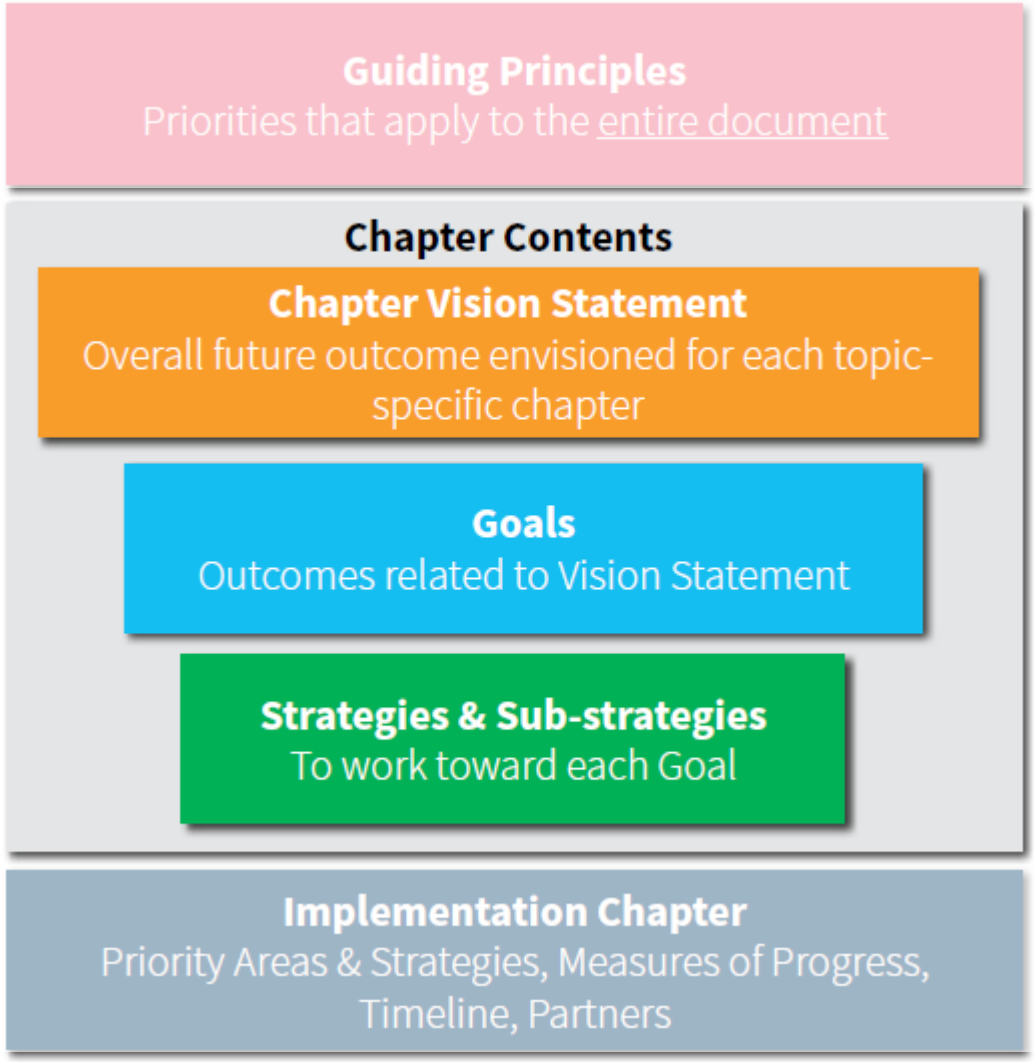
Seven Topic-specific Chapters:

- Land Use, Urban Form, and Historic & Cultural Preservation
- Housing
- Transportation
- Environment, Climate, & Food Equity
- Economic Prosperity & Opportunity
- Community Facilities & Services
- Community Engagement & Collaboration

See the slide appendix for a summary of each chapter.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Highlights of the Updated Plan

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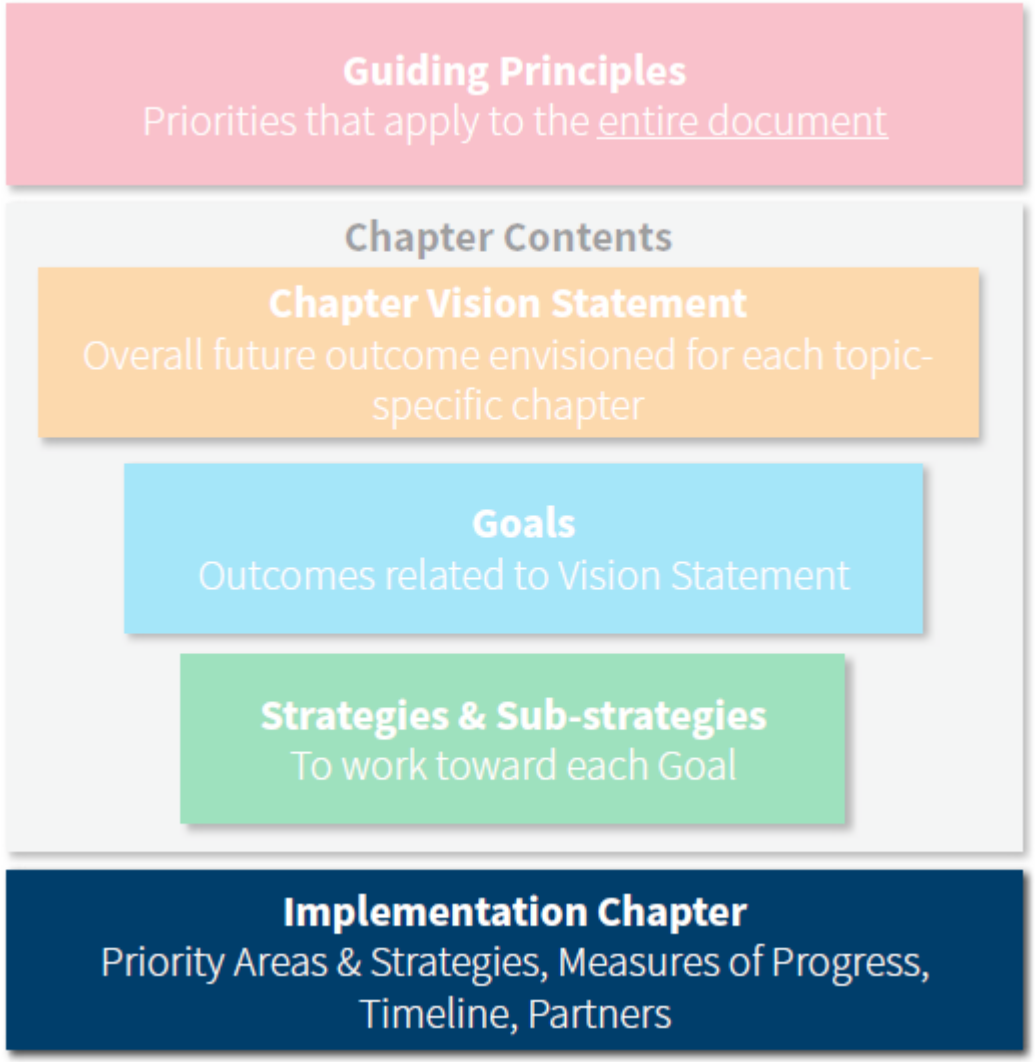
Six Priority Areas For Implementation

- **Support the development of more housing throughout the city**, with a focus on creation of more housing that is **affordable to more people**, especially those with the greatest need.
- Make sure all people have **access to shelter, food, job opportunities**, and other resources they need to thrive and succeed.
- Work to both mitigate and prepare for the **impacts of climate change**.
- Make it safer, easier, and more desirable to **walk, ride a bicycle, utilize public transportation**, or use other non-single-occupancy vehicle transportation options.
- **Keep Charlottesville green**, make it greener, and **protect the natural environment** and the many benefits it provides.
- Continue to evolve and improve **communication and collaboration**.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Future Land Use

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- Click here to view a larger version of the Future Land Use Map, with and without parcel boundaries.
- Click here to view precedent examples for residential and mixed-use categories.
- View pages 23-29 of the draft Comprehensive Plan for more information about all categories.

Future Land Use Objectives

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Future Land Use Planning Objectives

- **Build upon land use recommendations** from other plans.
- Ensure citywide, equitable opportunities for **additional housing.**
- Increase opportunities for **development near community hubs and amenities, to maximize access.**
- Explore the potential of **vacant or underutilized properties**.
- Establish correlations between the **City's land uses, UVA, and the County's Urban Ring**.
- **Increase access to transit, as well as walking and biking infrastructure**.
- Protect, preserve, and enhance **natural and cultural resources**.
- Ensure **long term economic sustainability** of the City by planning for a wide range of commercial land use types.

Future Land Use Planning Process

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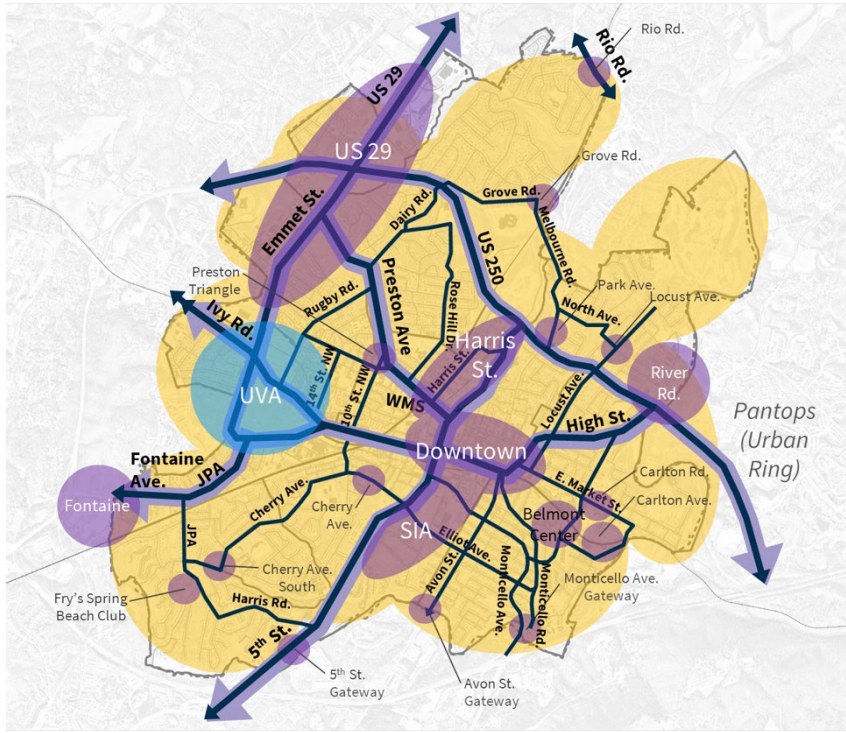
Existing conditions → Land use planning objectives → Future land use framework

(One version shown below)

Future land use framework → Draft Future Land Use Map → Revised Future Land Use Map → **Final Future Land Use Map**

Working Future Land Use Framework
(March 2021 Planning Commission Meeting Draft)

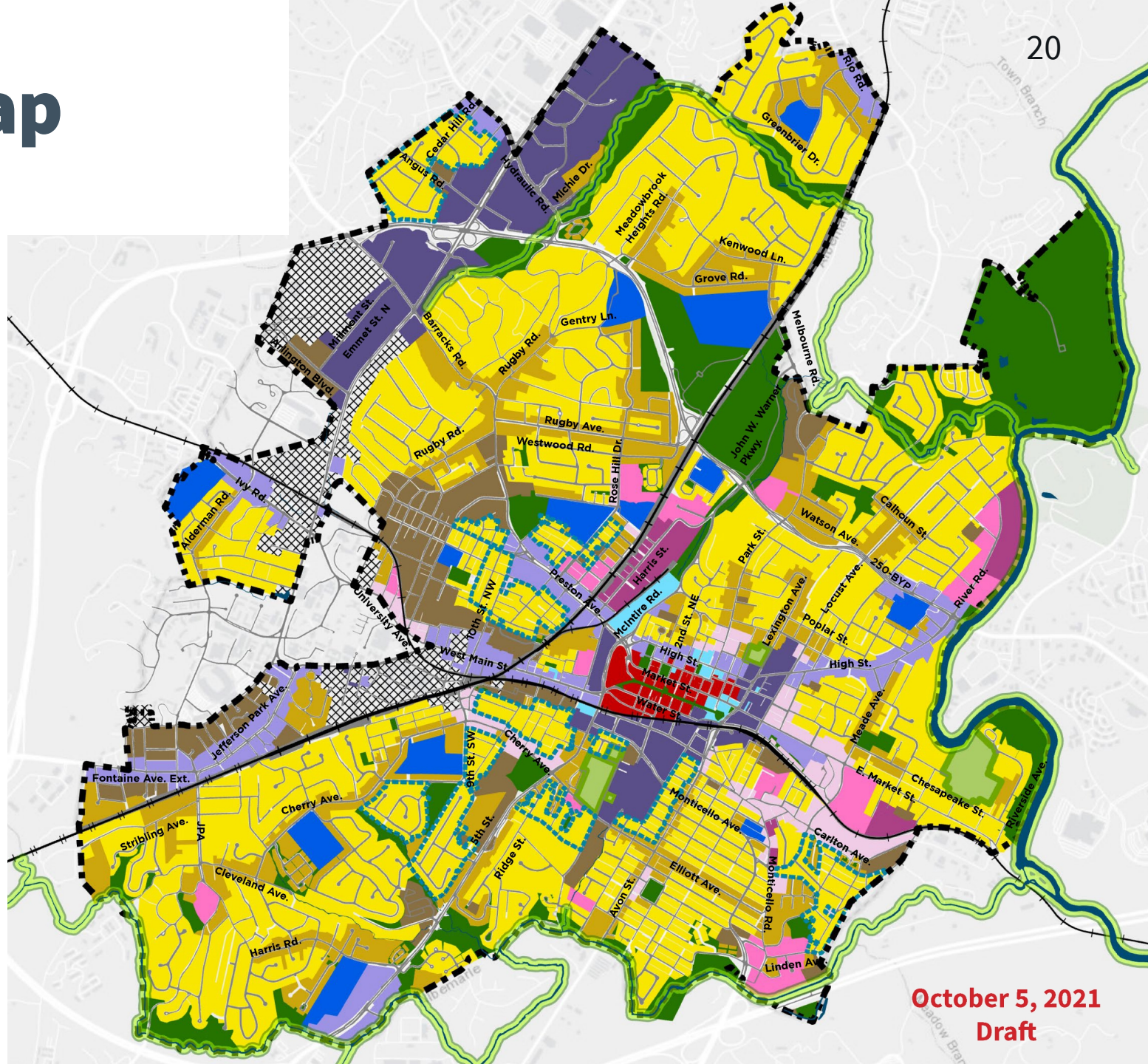


KEY

- Primarily-Residential Areas (to include Soft Density & Missing Middle)
- Mixed-Use Nodes
- Mixed-Use Placemaking Corridors
- Neighborhood Corridors

Future Land Use Map

- General Residential
- General Residential (Sensitive Community Area)
- Medium Intensity Residential
- Higher-Intensity Residential
- Neighborhood Mixed Use Corridor
- Neighborhood Mixed Use Node
- Business and Technology Mixed Use
- Urban Mixed Use Corridor
- Urban Mixed Use Node
- Downtown Core
- Civic
- Education
- Open Spaces and Parks
- Cemetery
- UVA
- Stream Buffer
- City of Charlottesville Boundary and Urban Development Area



October 5, 2021
Draft

More Details in Document Chapter

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Table 2 Land Use Category Descriptions

RESIDENTIAL

Limited commercial uses allowed in all residential districts, to be further described in the Zoning Ordinance. Zoning tools will regulate affordability and maximum allowable development for all categories and will consider demolition disincentives, as feasible.

Description	Form	Height	Use and Affordability
General Residential Allow for additional housing choice within existing residential neighborhoods throughout the city.	Compatible with existing context, including house-sized structures with similar ground floor footprint area and setbacks as surrounding residential structures. Zoning tools will define contextual building form and neighborhood compatibility criteria for development.	Up to 2.5 stories.	Up to 3-unit dwellings including existing single-family splits, accessory dwelling units (ADUs), and new housing infill. Zoning ordinances will consider ways to support townhomes in this category on a site-specific basis. Allow up to 4-unit dwellings if the existing structure is maintained. Allow additional units and height under an affordability bonus program or other zoning mechanism.
General Residential (Sensitive Community Areas) Allow for additional housing choice, and tools to mitigate displacement, within existing residential neighborhoods that have high proportions of populations that may be sensitive to displacement pressures. (Note: The boundaries for these areas should evolve during the zoning update process, as described on page 25.)	Compatible with existing context, including house-sized structures with similar ground floor footprint area and setbacks as surrounding residential structures. Zoning tools will define contextual building form and neighborhood compatibility criteria for development.	Up to 2.5 stories.	Allow 1 unit per lot. (Zoning ordinance to consider support for existing "plexes" - e.g., duplexes - at the base level.) Allow up to 3-unit dwellings if the first unit meets affordability requirements. Allow up to 4-unit dwellings if the existing structure is maintained and at least one affordable unit is provided. Consider allowing additional units and height under a bonus program or other zoning mechanism with greater and deeper affordability than non-sensitive areas.
Medium Intensity Residential Increase opportunities for housing development including affordable housing, along neighborhoods corridors, near community amenities, employment centers, and in neighborhoods that are traditionally less affordable.	Compatible with existing residential and historic neighborhood context. House-sized infill to include structures with similar building height, building width, and side and front yard setbacks as surrounding residential structures. Zoning tools will define building form and neighborhood compatibility criteria for development (e.g., lot coverage, topography, parking, environmental resources, etc.)	Up to 4 stories.	Allow small, "house-sized" multi-unit buildings (up to 12-unit dwellings), accessory dwelling units (ADUs), cottage courts, and rowhouses / townhouses. Utilize a bonus program or other inclusionary zoning mechanism to support affordability.
Higher-Intensity Residential Provide opportunities for higher density, multi-family focused development. Incentivize affordability and increased intensity to meet Affordable Housing Plan goals.	Compatible with existing residential and historic neighborhood context. Highest building heights according to context. Zoning tools will define building form and neighborhood compatibility criteria for development (e.g., lot coverage, topography, parking, environmental resources, etc.)	Up to 5 stories.	Multi-unit housing (13+ units per lot). May include large and/or smaller-scaled buildings. Limited ground floor commercial uses are encouraged. Requirements for affordability to be determined in the inclusionary zoning study, following the adoption of the Comprehensive Plan.

Table 2 Land Use Category Descriptions

MIXED USE NODES AND CORRIDORS

Description	Form	Height	Use and Affordability *All support ground floor uses which encourage an active pedestrian environment, for example, shops, restaurants, salons, etc.*
Neighborhood Mixed Use Corridor Neighborhood-scaled mixed use areas arranged along corridors that support existing residential districts.	Respond to existing residential, environmental, historic context.	Up to 5 stories	Commercial, employment, and residential uses (including small multi-unit and live-work unit buildings). Include an inclusionary zoning mechanism to support housing affordability.
Neighborhood Mixed Use Node Compact neighborhood centers that encompass a mix of land uses arranged in smaller scale buildings.	Respond to existing residential, environmental, historic context. Create new, complete districts comprised of a walkable grid of streets, civic amenity spaces, and an intensive mix of land uses.	Up to 5 stories	Commercial, employment, residential. A mix of uses in the same building ("vertical mixed use") is encouraged. Include an inclusionary zoning mechanism to support housing affordability.
Business and Technology Mixed Use Light industrial and production uses, with other commercial and residential uses (where appropriate).	Reclaim/reuse land through rehabilitation for human use and environmental health	Up to 6 stories	Light industrial/manufacturing, technology, business, residential (allowed in upper floors). Include an inclusionary zoning mechanism to support housing affordability where residential uses are present.
Urban Mixed Use Corridor Higher intensity mixed use development arranged along corridors between employment, commercial, and civic hubs of the city.	Respond to existing residential, environmental, historic context. ~~Respond to existing residential, environmental, historic context.~~	5 stories, up to 8 at key intersections, such as intersections of *Streets That Work* Downtown, Industrial, Mixed Use, or Neighborhood corridors	Commercial, employment, residential. Include an inclusionary zoning mechanism to support housing affordability.
Urban Mixed Use Node Urban mixed use districts that support community housing, employment, and commercial development.	Create new, complete districts comprised of a walkable grid of streets, civic amenity spaces, and an intensive mix of land uses. Respond to existing residential, environmental, historic context, and recommendations provided in previously-adopted Small Area Plans.	Up to 10 stories	Commercial, employment, residential. A mix of uses in the same building ("vertical mixed use") is encouraged. Include an inclusionary zoning mechanism to support housing affordability.
Downtown Core A primary, central mixed use activity hub for the city.	Compatible with, and respond to, the existing urban scale and historic/ civic context.	Up to 10 stories	Commercial, employment, residential. A mix of uses in the same building ("vertical mixed use") is encouraged. Include an inclusionary zoning mechanism to support housing affordability.

Sensitive Community Areas

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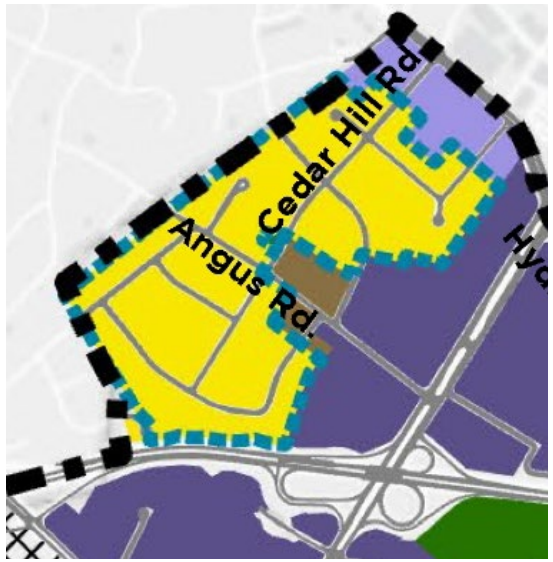
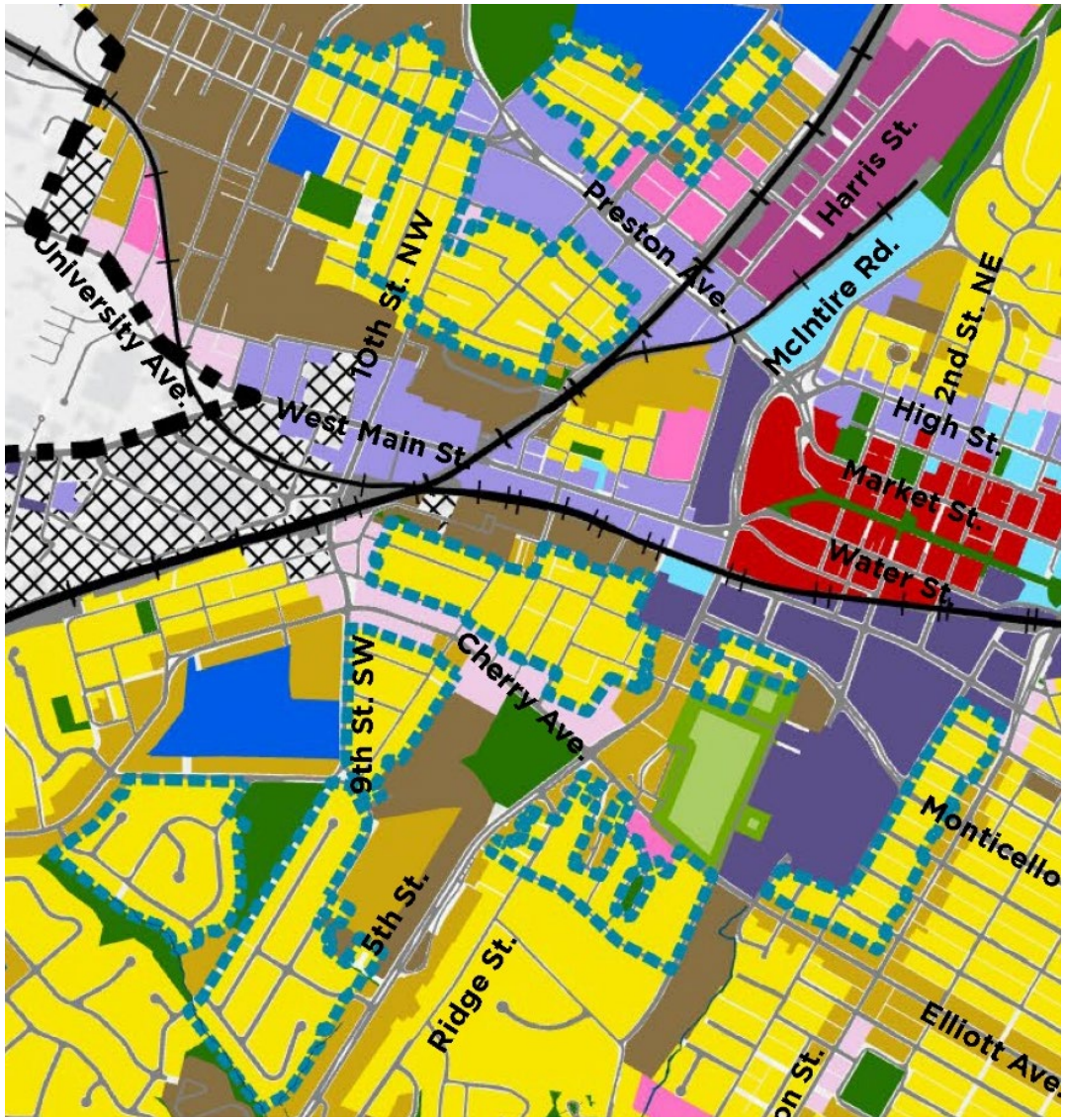
General Residential

General Residential (Sensitive Community Area)

Medium Intensity Residential

Higher-Intensity Residential





Medium Intensity Residential

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Intent and Placement

- Supports a variety of housing types and scales to help diversify housing options in all neighborhoods.
- Located near parks, schools, job centers, transit corridors, and/or neighborhood corridors that can be focus areas for multimodal improvements.

Responds to the Affordable Housing Plan

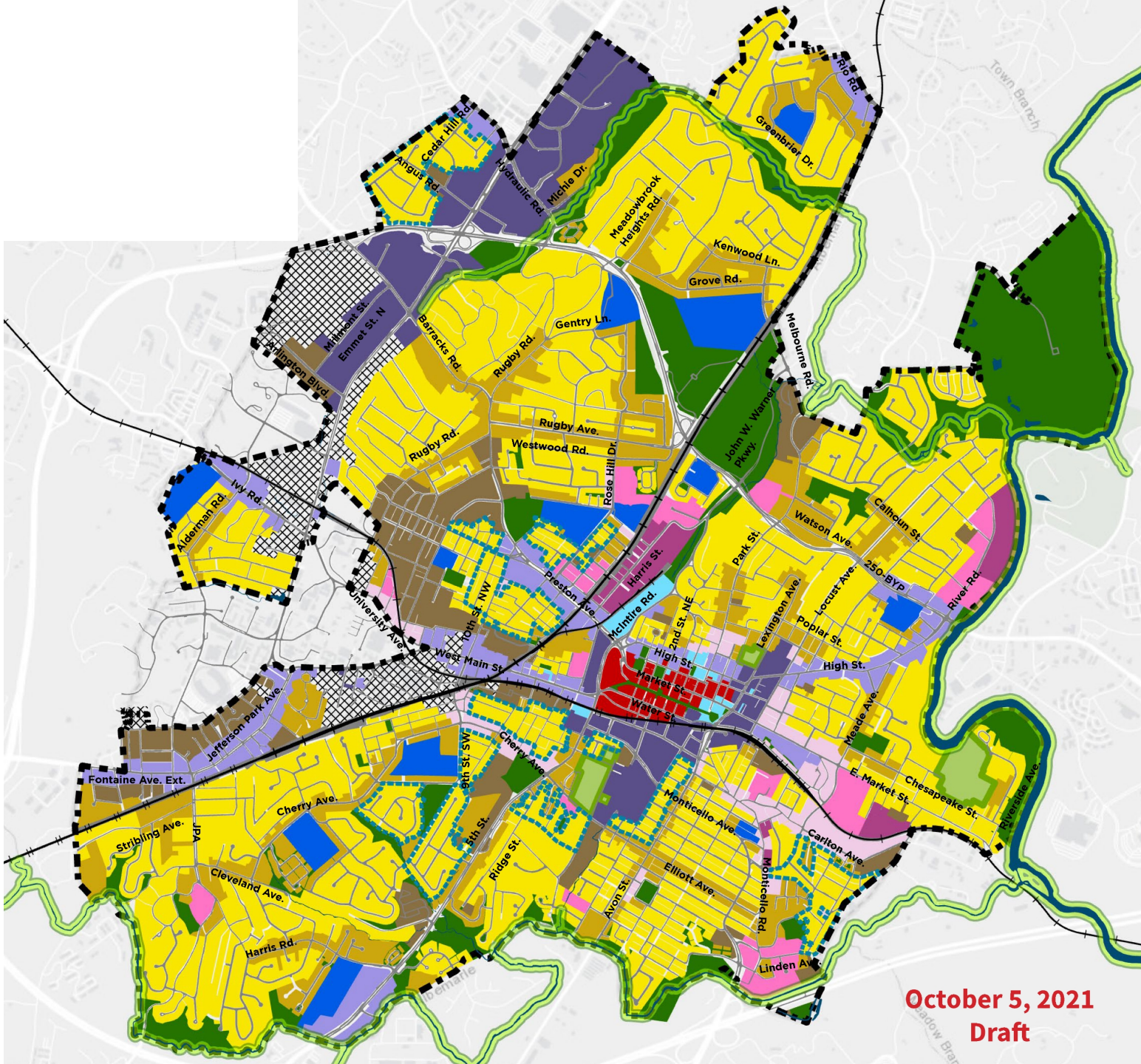
- The plan calls for **restructuring multifamily zoning and approval processes** in tandem with an **inclusionary zoning policy**.

Scale

- Supports **up to 12** units per lot, depending on site context and conditions, with the **maximum for each site determined through zoning**, which will likely use several zoning districts for each Future Land Use Map category.
- The 12-unit maximum for Medium Intensity is the upper level for what is considered “missing middle” housing. It is a general maximum that can fit within a form that is compatible with single-family homes by having similar setbacks and building widths, but may be deeper than existing single-family housing forms, and may be taller.

Medium Intensity Residential

- Medium Intensity Residential areas will be further refined in the zoning ordinance to ensure that the scale is compatible with site constraints and context.
- The Inclusionary Zoning study will further define what is feasible in terms of level of affordability, incentives, process guidelines, and other factors.



Future Land Use Map & Affordability

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The **Future Land Use Map is only one factor** contributing to increasing housing affordability for all income levels.

- The Future Land Use Map, and various strategies in the Comprehensive Plan, **support implementation of the Affordable Housing Plan**.
- **Related changes to zoning, in concert with public subsidies**, allows or facilitates creation of affordable units, particularly deeply affordable units.

The Future Land Use Map sets the stage for allowing a **more diverse housing stock** throughout the city, including both **rental and homeownership** options.

- The map does not allow "density for density's sake," but rather proposes changes to **allow the opportunity for development of more housing** (including through re-use of existing structures, redevelopment, or new construction) to **support the area's housing needs**.
- This includes the potential for more types of units that can be developed through **mechanisms that incentivize or require affordability** at varying levels.

Housing Affordability Framework

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Table 3 Residential Affordability Summary		
Description	Base Without Required Affordability Level	With Affordability Measures
General Residential	Up to 3-unit dwellings, with up to 4-unit dwellings if the existing structure is maintained.	Allow additional units and height under an affordability bonus program or other zoning mechanism.
General Residential (Sensitive Community Areas)	1 unit per lot. (Zoning ordinance to consider support for existing "plexes" - e.g., duplexes - at the base level).	Allow up to 3-unit dwellings if the first unit meets affordability requirements. Allow up to 4-unit dwellings if the existing structure is maintained and at least one affordable unit is provided.
Medium Intensity Residential	Up to 12-unit dwellings.	Utilize a bonus program or other inclusionary zoning mechanism to support affordability within or in addition to the base amount.
Higher-Intensity Residential	13+ units per lot.	Requirements for affordability to be determined in the inclusionary zoning study or through other zoning mechanisms.
Neighborhood Mixed Use Corridor	To be determined in zoning ordinance within established form parameters.	
Neighborhood Mixed Use Node		
Business and Technology Mixed Use		
Urban Mixed Use Corridor		
Urban Mixed Use Node		
Downtown Core		

Planning Commission Recommendation

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Following a public hearing on October 12, 2021, the Planning Commission recommended approval with a unanimous vote on the following motion:

I move to APPROVE the resolution recommending approval of an updated, amended Comprehensive Plan, as presented, with the following changes:

1. **In the LAND USE chapter, add the following sub-strategy to Strategy 1.2 following bullet two ("…preserve and enhance natural resources…"): "Require that zoning changes preserve and enhance historic cultural resources. In particular, require that development of historic properties within Historic Preservation Architectural Design Control (ADC) Districts, Historic Conservation (CV) Districts, or Individually Protected Property (IPP) maintain the National Register's "contributing resource" designation."**
2. **In the LAND USE CATEGORY DESCRIPTION: SENSITIVE AREA: Consider allowing additional units and height under a bonus program or other zoning mechanism with greater and deeper affordability than non-sensitive areas.**
3. **Revise LAND USE CATEGORY DESCRIPTIONS Table 2 "Residential" header to add "Zoning tools will regulate affordability and maximum allowable development for all categories and consider demolition disincentives as feasible".**
4. **Recommend that SENSITIVE AREA delineation should continue to be defined and additional means and metrics beyond Census Block Data need to be considered. (This will also require revisions to the description of Sensitive areas on page 25 in addition to the FLUM. This is additional text to the document for now.)**

Next Step: Zoning

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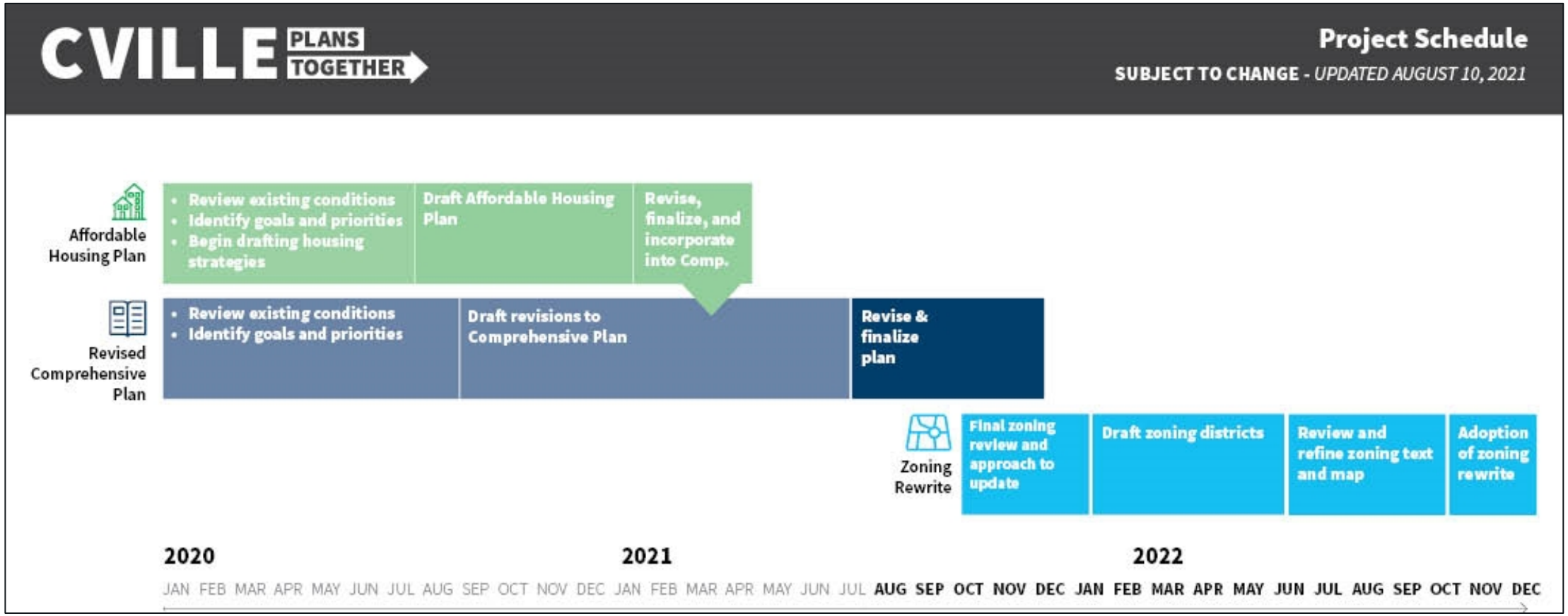
Next Steps

- After the Comprehensive Plan update is adopted, we will work to update the Zoning Ordinance.
- This will include several community engagement points, which will be outlined in early 2022.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Project Schedule
SUBJECT TO CHANGE - UPDATED AUGUST 10, 2021
Affordable Housing Plan
Review existing conditions
Identify goals and priorities
Begin drafting housing strategies
Draft Affordable Housing Plan
Revise, finalize, and incorporate into Comp.
Revised Comprehensive Plan
Review existing conditions
Identify goals and priorities
Draft revisions to Comprehensive Plan
Revise & finalize plan
Zoning Rewrite
Final zoning review and approach to update
Draft zoning districts
Review and refine zoning text and map
Adoption of zoning rewrite
2020
2021
2022
JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC

Comp. Plan and Zoning Relationship

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Beyond the Future Land Use Map, the Comprehensive Plan land use goals & strategies outline many elements that must be considered in the zoning code.

- Zoning must provide for **environmental protection** (trees, stormwater), improved **connectivity**, historic and cultural **preservation**, **context sensitivity**, and more.

There will not be a one-to-one match between Future Land Use Map categories and Zoning districts.

- The zoning ordinance implements the Future Land Use Map and other Comprehensive Plan and Small Area Plan land use and urban design priorities, but the Future Land Use Map is a **longer-term vision that may be represented incrementally in the zoning ordinance**.
- For example, Medium Intensity Residential areas may be implemented through more than one zoning district, which may include variations on allowable residential intensity within the Medium Intensity range.

This is a unique process that includes a complete review and update of the zoning ordinance following adoption of an updated Comprehensive Plan and Future Land Use Map.

We anticipate that analyses related to zoning (including market analyses and analyses related to environmental conditions and other constraints) **may lead to changes to the Future Land Use Map.**

Inclusionary Zoning & Bonus

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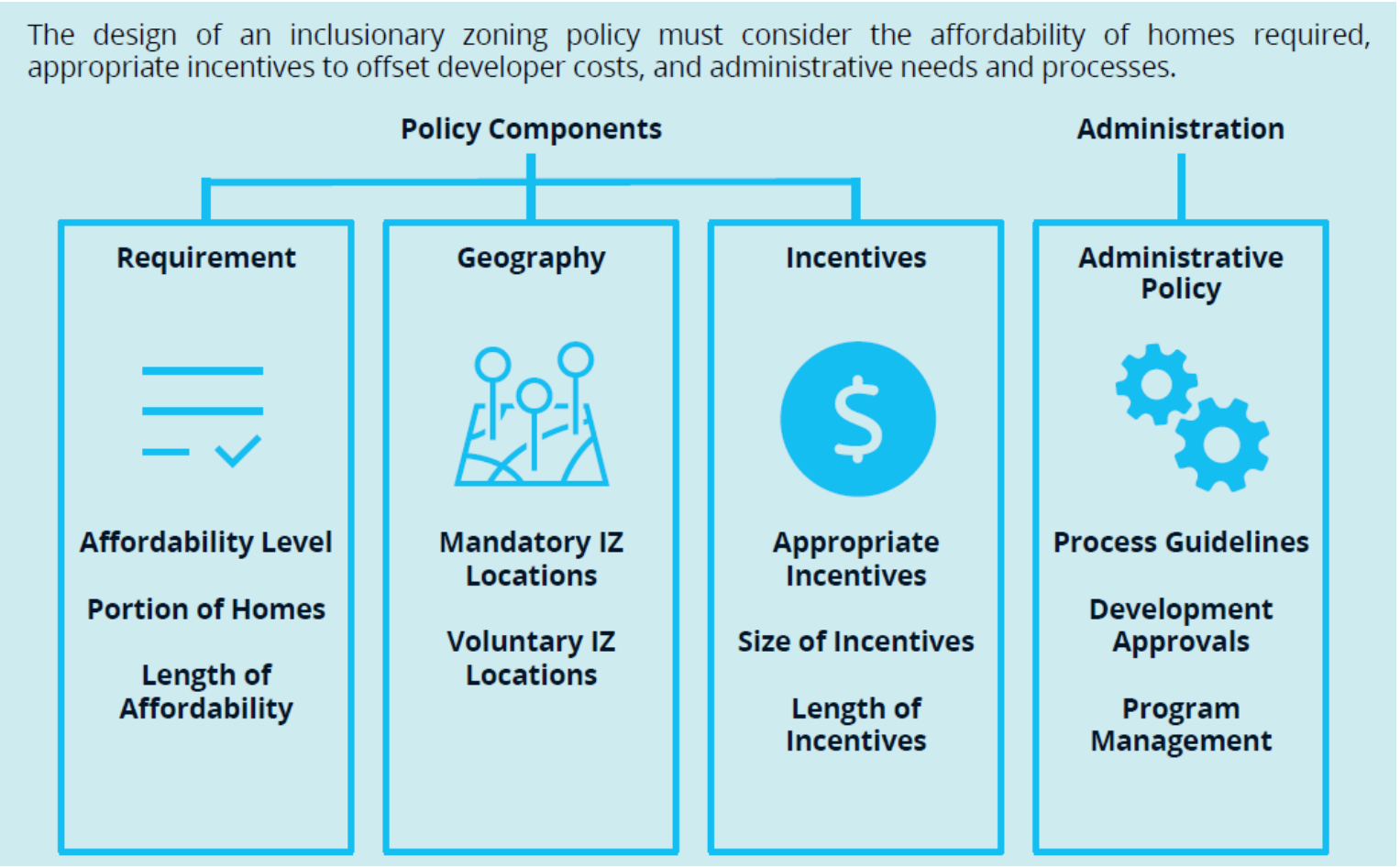
- The **Inclusionary Zoning (IZ) study** will look at a variety of ways to require inclusion of affordable homes in market-rate developments.
- IZ is typically most effective for larger-scale development.
- We have proposed a **bonus program** for smaller-scale development, though this will likely require subsidies to produce affordable units.



Graphic from the Charlottesville Affordable Housing Plan

Next Steps: Zoning Process

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Part 1: Overview of zoning ordinance changes that are needed, and the proposed approach to the updates

- Timeframe is about 4-6 months.
- This will include modeling building and market outcomes.
- There will be a joint work session with Planning Commission and City Council during this phase.

Part 2: Draft zoning ordinance

- Timeframe is about 9-12 months.
- To be drafted in three pieces: (1) District and uses, (2) standards (landscape, lighting, signs, etc.), (3) process/procedures.
- Interim updates to Planning Commission and Council may be provided, but otherwise will review in final draft form. Two members of each will continue to participate on the Steering Committee. (Will need to identify one new Council representative.)

Closing Remarks

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Appendix Slides

Appendix: Overview

Equity & Affordability

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What is "Equity"?:

- Equitable policies actively **mitigate the disproportionate harm** faced by certain communities. [American Planning Association]

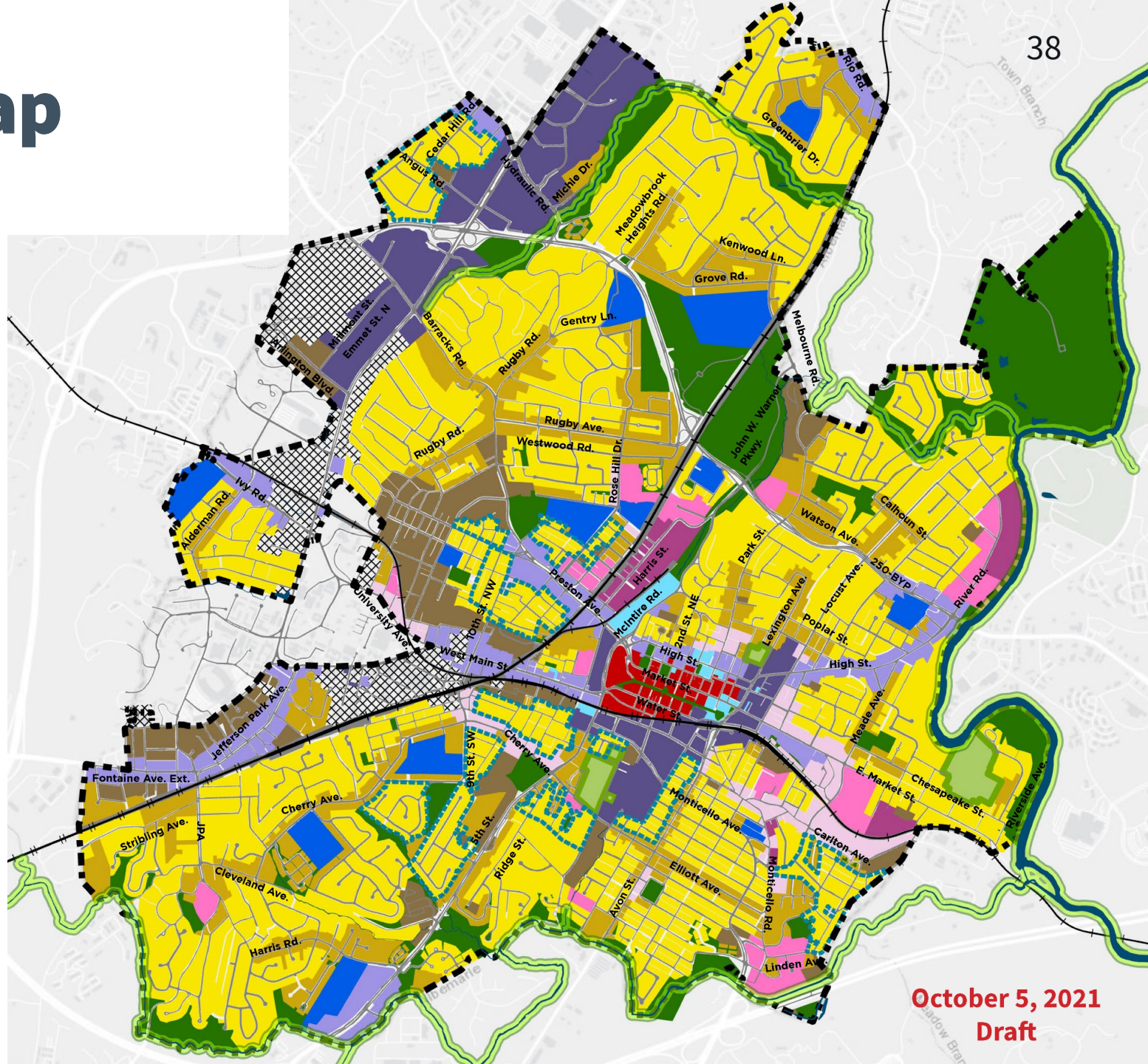
What is "Affordable Housing"?:

- **Housing is generally considered affordable** if a household can obtain that housing for **30% or less of their income**. Because incomes vary, there is no one definition of affordable housing that applies to everyone.
- For some levels of affordability, such as for those earning 30% of AMI (Area Median Income), which is about $30,000/year or below, **significant subsidy may be needed** to produce or support homes.
- At other levels of affordability (e.g., 80% AMI), land use policies or other strategies may make a more substantial impact, but additional subsidy can further bolster the creation of both rental and ownership units.

Appendix: Future Land Use Map Category Descriptions

Future Land Use Map

- General Residential
- General Residential (Sensitive Community Area)
- Medium Intensity Residential
- Higher-Intensity Residential
- Neighborhood Mixed Use Corridor
- Neighborhood Mixed Use Node
- Business and Technology Mixed Use
- Urban Mixed Use Corridor
- Urban Mixed Use Node
- Downtown Core
- Civic
- Education
- Open Spaces and Parks
- Cemetery
- UVA
- Stream Buffer
- City of Charlottesville Boundary and Urban Development Area



October 5, 2021
Draft

Table 2 Land Use Category Descriptions

RESIDENTIAL

Limited commercial uses allowed in all residential districts, to be further described in the Zoning Ordinance. Zoning tools will regulate affordability and maximum allowable development for all categories.

Description	Form	Height	Use and Affordability
General Residential Allow for additional housing choice within existing residential neighborhoods throughout the city.	Compatible with existing context, including house-sized structures with similar ground floor footprint area and setbacks as surrounding residential structures. Zoning tools will define contextual building form and neighborhood compatibility criteria for development.	Up to 2.5 stories.	Up to 3-unit dwellings including existing single-family splits, accessory dwelling units (ADUs), and new housing infill. Zoning ordinances will consider ways to support townhomes in this category on a site-specific basis. Allow up to 4-unit dwellings if the existing structure is maintained. Allow additional units and height under an affordability bonus program or other zoning mechanism.
General Residential (Sensitive Community Areas) Allow for additional housing choice, and tools to mitigate displacement, within existing residential neighborhoods that have high proportions of populations that may be sensitive to displacement pressures.	Compatible with existing context, including house-sized structures with similar ground floor footprint area and setbacks as surrounding residential structures. Zoning tools will define contextual building form and neighborhood compatibility criteria for development.	Up to 2.5 stories.	Allow 1 unit per lot. (Zoning ordinance to consider support for existing "plexes" - e.g., duplexes - at the base level). Allow up to 3-unit dwellings if the first unit meets affordability requirements. Allow up to 4-unit dwellings if the existing structure is maintained and at least one affordable unit is provided.
Medium Intensity Residential Increase opportunities for housing development including affordable housing, along neighborhoods corridors, near community amenities, employment centers, and in neighborhoods that are traditionally less affordable.	Compatible with existing residential and historic neighborhood context. House-sized infill to include structures with similar building height, building width, and side and front yard setbacks as surrounding residential structures. Zoning tools will define building form and neighborhood compatibility criteria for development (e.g., lot coverage, topography, parking, environmental resources, etc.)	Up to 4 stories.	Allow small, "house-sized" multi-unit buildings (up to 12-unit dwellings), accessory dwelling units (ADUs), cottage courts, and rowhouses / townhouses. Utilize a bonus program or other inclusionary zoning mechanism to support affordability.
Higher-Intensity Residential Provide opportunities for higher density, multi-family focused development. Incentivize affordability and increased intensity to meet Affordable Housing Plan goals.	Compatible with existing residential and historic neighborhood context. Highest building heights according to context. Zoning tools will define building form and neighborhood compatibility criteria for development (e.g., lot coverage, topography, parking, environmental resources, etc.)	Up to 5 stories.	Multi-unit housing (13+ units per lot). May include large and/or smaller-scaled buildings. Limited ground floor commercial uses are encouraged. Requirements for affordability to be determined in the inclusionary zoning study, following the adoption of the Comprehensive Plan.

Table 2 Land Use Category Descriptions

MIXED USE NODES AND CORRIDORS

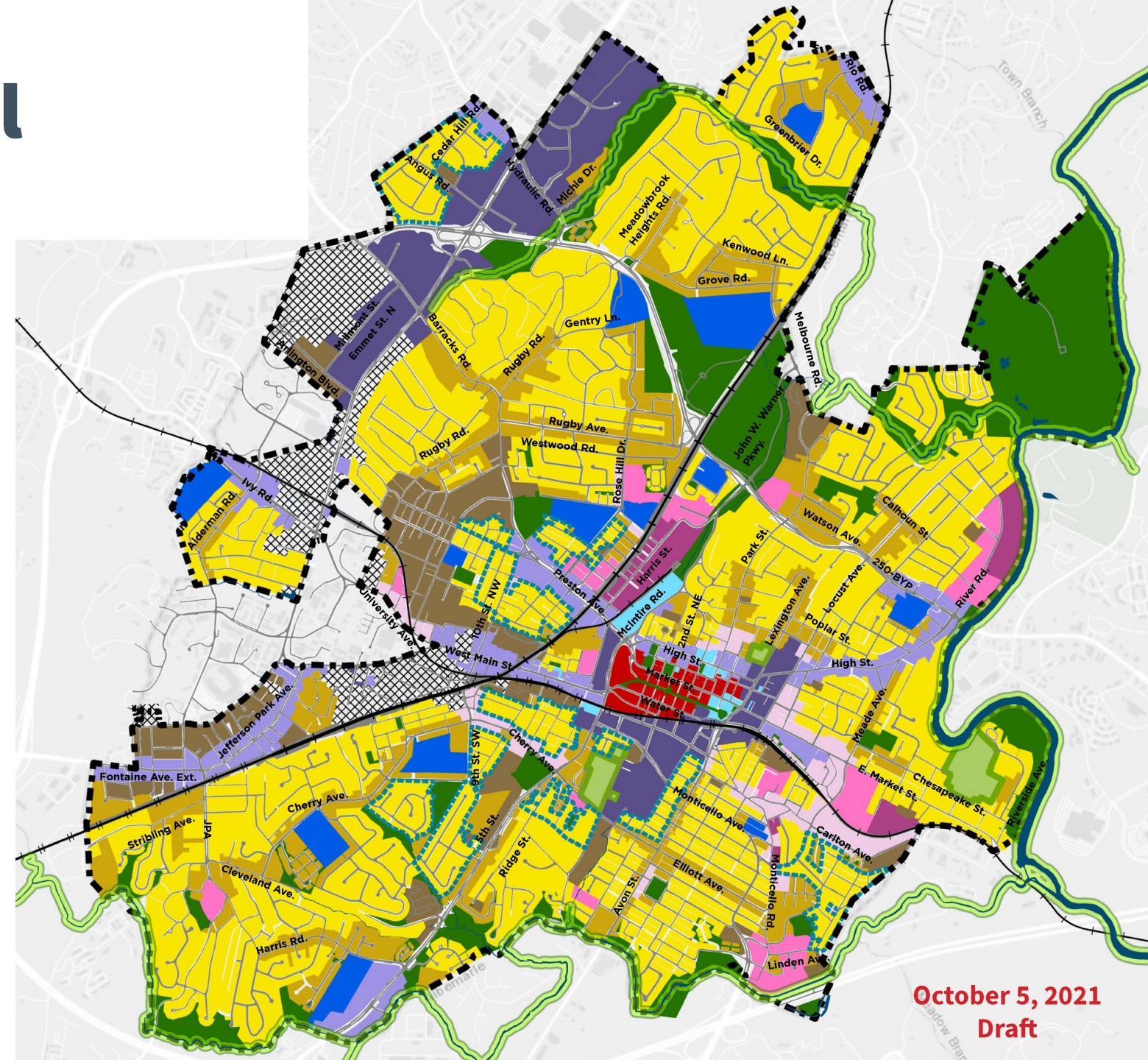
Description	Form	Height	Use and Affordability *All support ground floor uses which encourage an active pedestrian environment, for example, shops, restaurants, salons, etc.*
Neighborhood Mixed Use Corridor Neighborhood-scaled mixed use areas arranged along corridors that support existing residential districts.	Respond to existing residential, environmental, historic context.	Up to 5 stories	Commercial, employment, and residential uses (including small multi-unit and live-work unit buildings). Include an inclusionary zoning mechanism to support housing affordability.
Neighborhood Mixed Use Node Compact neighborhood centers that encompass a mix of land uses arranged in smaller scale buildings.	Respond to existing residential, environmental, historic context. Create new, complete districts comprised of a walkable grid of streets, civic amenity spaces, and an intensive mix of land uses.	Up to 5 stories	Commercial, employment, residential. A mix of uses in the same building ("vertical mixed use") is encouraged. Include an inclusionary zoning mechanism to support housing affordability.
Business and Technology Mixed Use Light industrial and production uses, with other commercial and residential uses (where appropriate).	Reclaim/reuse land through rehabilitation for human use and environmental health	Up to 6 stories	Light industrial/manufacturing, technology, business, residential (allowed in upper floors). Include an inclusionary zoning mechanism to support housing affordability where residential uses are present.
Urban Mixed Use Corridor Higher intensity mixed use development arranged along corridors between employment, commercial, and civic hubs of the city.	Respond to existing residential, environmental, historic context. Respond to existing residential, environmental, historic context.	5 stories, up to 8 at key intersections, such as intersections of *Streets That Work* Downtown, Industrial, Mixed Use, or Neighborhood corridors	Commercial, employment, residential. Include an inclusionary zoning mechanism to support housing affordability.
Urban Mixed Use Node Urban mixed use districts that support community housing, employment, and commercial development.	Create new, complete districts comprised of a walkable grid of streets, civic amenity spaces, and an intensive mix of land uses. Respond to existing residential, environmental, historic context, and recommendations provided in previously-adopted Small Area Plans.	Up to 10 stories	Commercial, employment, residential. A mix of uses in the same building ("vertical mixed use") is encouraged. Include an inclusionary zoning mechanism to support housing affordability.
Downtown Core A primary, central mixed use activity hub for the city.	Compatible with, and respond to, the existing urban scale and historic/civic context.	Up to 10 stories	Commercial, employment, residential. A mix of uses in the same building ("vertical mixed use") is encouraged. Include an inclusionary zoning mechanism to support housing affordability.

General Residential

- There are two categories of General Residential shown on the Future Land Use Map:

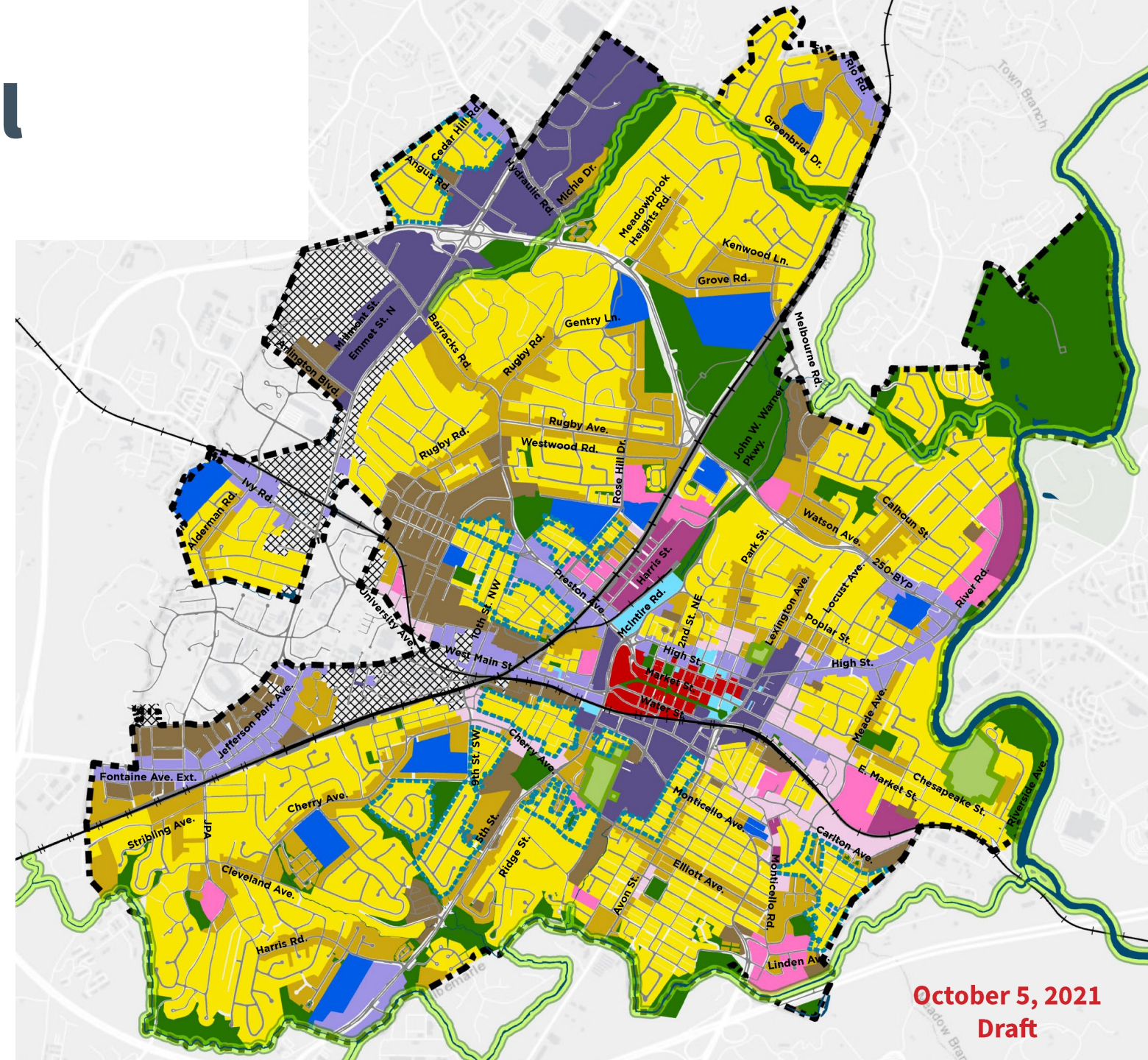
  – **Within Sensitive Community Areas** the draft plan allows up to 3-unit dwellings if the first new unit meets affordability requirements, to be established during the zoning update. It allows a 4th unit if the existing structure is maintained.

  – **Outside of Sensitive Community Areas**, up to 3-unit dwellings are allowed, with up to 4-unit dwellings allowed if the existing structure is maintained. Additional units and height will be allowed under an affordability bonus program.



General Residential

- One question we have heard is whether it is feasible to apply the "first new unit must be affordable" concept to General Residential Areas *outside* of Sensitive Community Areas, in addition to *within* Sensitive Community Areas.
- Applied to all General Residential areas, we believe that this may do two things:
  - *Reduce the amount of housing that is built in areas that currently are dominated by single-family homes.*
  - *Increase or maintain pressure on Sensitive Community Areas.*
- The chapter <u>does</u> include this as an item to explore during the zoning update.



Medium Intensity Residential

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Intent and Placement

- Supports a variety of housing types and scales to help diversify housing options in all neighborhoods.
- Located near parks, schools, job centers, transit corridors, and/or neighborhood corridors that can be focus areas for multimodal improvements.

Responds to the Affordable Housing Plan

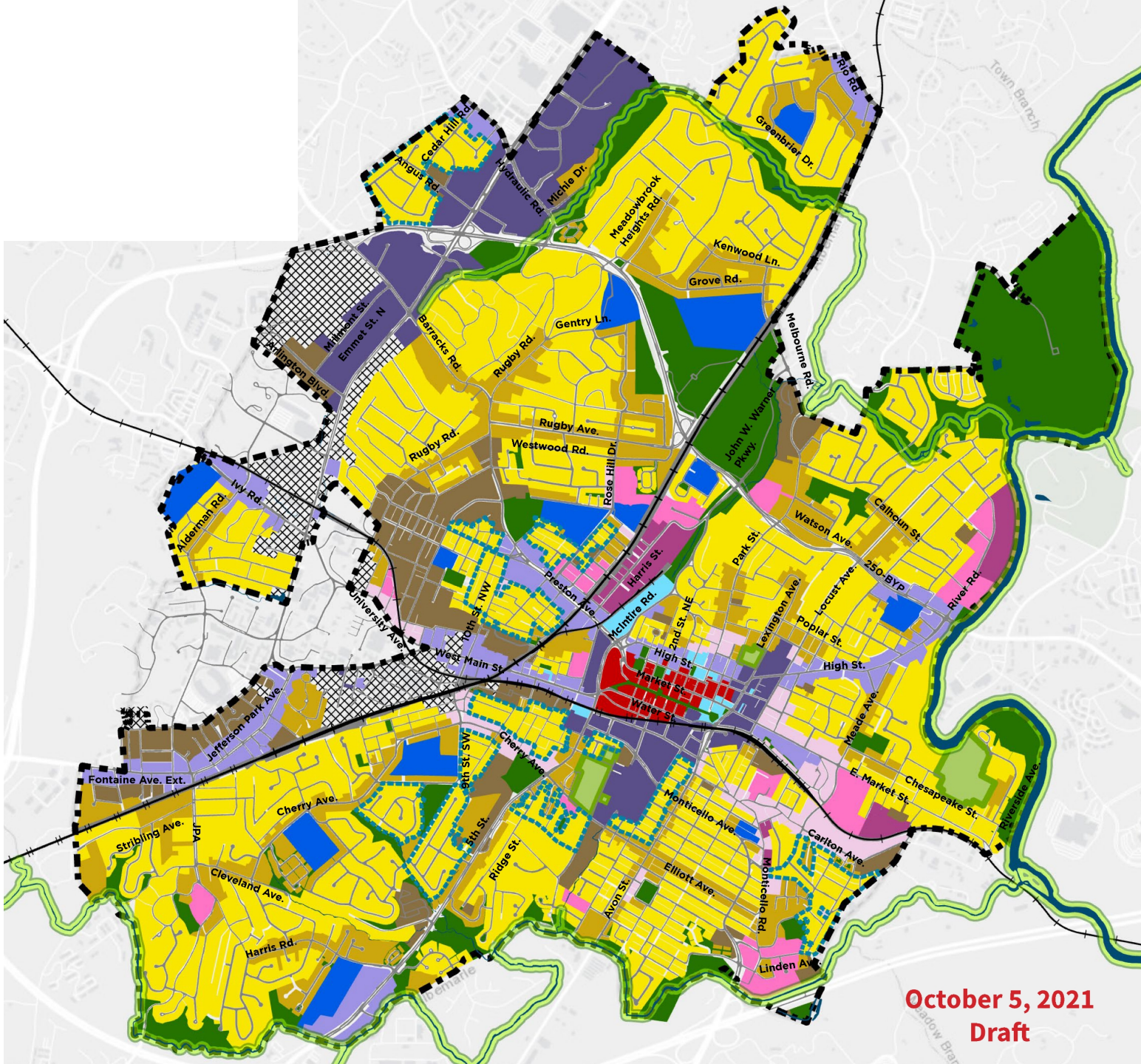
- The plan calls for **restructuring multifamily zoning and approval processes** in tandem with an **inclusionary zoning policy**.

Scale

- Supports **up to 12** units per lot, depending on site context and conditions, with the **maximum for each site determined through zoning**, which will likely use several zoning districts for each Future Land Use Map category.
- The 12-unit maximum for Medium Intensity is the upper level for what is considered “missing middle” housing. It is a general maximum that can fit within a form that is compatible with single-family homes by having similar setbacks and building widths, but may be deeper than existing single-family housing forms, and may be taller.

Medium Intensity Residential

- Medium Intensity Residential areas will be further refined in the zoning ordinance to ensure that the scale is compatible with site constraints and context.
- The Inclusionary Zoning study will further define what is feasible in terms of level of affordability, incentives, process guidelines, and other factors.



Appendix: Summary of Key Update Areas

Key Comprehensive Plan Updates

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- **New Guiding Principles**
- **Equity considerations throughout the plan**
  - Access to schools, parks, food access locations and community agriculture areas, transit and other multimodal transportation options, and employment areas
  - Allowing and supporting more housing options and affordability levels throughout the city
  - Displacement mitigation
- **Land Use, Urban Form, and Historic & Cultural Preservation Chapter**
  - Combines two chapters for 2013 plan, and includes updated Future Land Use Map
- **Housing Chapter**
  - Incorporates elements of the Affordable Housing Plan
- **New Community Engagement & Collaboration Chapter**
- **New Implementation Chapter and Implementation Priority Areas**
- **Additional updates throughout all chapters**

Land Use, Urban Form, and Historic & Cultural Preservation

- Zoning & Land Use
  - Support for more housing options, walkability, environmental protection, adaptive reuse of structures, redevelopment of underutilized spaces, and more
  - Support for land use recommendations from the Affordable Housing Plan
- Small Area Plans
- Historic & Cultural Preservation

Housing

- Affordable Housing Plan Priorities
  - Funding, including target of allocating 50% of the City's affordable housing funding to serve those earning up to 30% of the Area Median Income
  - Governance
  - Tenants' Rights
  - Subsidy
  - Regional Collaboration
- Diversity of housing options
- Unhoused community members
- Energy efficiency for housing

Transportation

- Complete streets and improving transportation options, including support for walkability and bikeability
- Coordination with land use planning
- Transit improvements, locally and regionally
- Transportation funding

Environment, Climate, & Food Equity

- Climate change mitigation and carbon neutrality
- Resilience and adaptation
- Local food system and food equity
- Protection of water resources, tree canopy, ecosystem
- Sustainable waste management

Economic Prosperity & Opportunity

- Community wealth building
- Workforce development
- Recruitment and broadening the economic base
- Strategic partnerships
- Business support, including COVID recovery

THE CITY OF Charlottesville
DOWNTOWN JOB CENTER

City of Charlottesville
HOME to Hope

RECOVERY Roadmap
A PLAN FOR BUSINESS RECOVERY IN CHARLOTTESVILLE

Community Facilities & Services

- Coordination of City facility and infrastructure improvements with implementation of the land use vision
- Community safety
- Parks & recreation

Community Engagement & Collaboration

- Building public education about planning and other city processes
- Inclusive and effective engagement
- Transparency